

**BALTIMORE CITY DEPARTMENT OF PLANNING  
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**

**MEETING MINUTES**

**Date:** May 12, 2011

**Meeting No:** 128

**Project:** UMB Biopark Proton Center

**Phase:** Schematic

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**Location:** West Baltimore

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**PRESENTATION:**

Architect Roland Udenze and Chris Holmes of Haskell Architects and Engineers presented a schematic design for the new Proton building.

The Proton Therapy Center is proposed to occupy Site E, just to the west of Building 1 and Parcel F.

**RECOMMENDATIONS OF THE PANEL:**

The Panel commented as follows:

1. To see the drawings shown as conceptual only. What was presented is insufficient as a schematic design.
2. To ask if the hotel shown is sufficient in size for probable Biopark visitors as well as Proton Center patients.
3. To see the project as an exciting one. Perhaps the palette of materials need not match that of other Biopark buildings.
4. To see some elevations indicated as severe and unfriendly to existing surroundings, as on Fayette Street.
5. To request that at the next presentation that all surrounding context/buildings are shown and identified.
6. To recommend a “green roof” where hotel rooms overlook the roof, rather than planters shown.
7. To suggest that in a future presentation the first floor plan should show adjacent sidewalk and park space with their plantings.
8. To direct attention to intersections between different materials shown at exterior walls.
9. To express approval of largely glass facades shown combined with concrete. These studies seem more calm and convincing than more various finishes otherwise shown.
10. To express the view that the hotel block might well not extend full height all the way to Fayette Street. Stepping down to the north might be a good idea even if it requires an additional floor toward Baltimore Street.
11. To see the variety of colored facades shown in some drawings as unconvincingly

- related to make a satisfactory “whole”.
12. To ask for a three dimensional model in the future presentations.
  13. Some members feel a calmer, more consistent palette of materials and finishes would be preferable. It is not felt that it has to be all brick to match the existing Biopark.
  14. To recommend that the adjacent green space be considered as the front yard of this building. The building’s façade facing west should reflect this.

**PANEL ACTION:**

The Panel looks forward to a future, more detailed presentation as a Continued Schematic.

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**Attending:**

Jane Shaab – UMB Biopark

Steve Hanssen – Wexford

Roland Udenze, AIA, Chris Holmes – Haskell Architects and Engineers

Charlie Wilson – ASG

Susan Williams – STV

Ms. Eig; Messrs. Bowden, Britt, Cameron and Ramberg – Panel

Tom Stosur, Gary Cole, Anthony Cataldo, Bob Quilter – Planning